



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1515.00+ 75.00

SUBDIVISION NAME: Ernsberger Hills Subdivision

OWNER(S) OF RECORD:

Name: Scott and Jocelyn Ernsberger Phone: (406) 212-9311

Mailing Address: P.O. Box 1438

City, State, Zip: Kalispell, MT 59925-1438

Email: joc_ernsberger@yahoo.com

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Same Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Sands Surveying, Inc., Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

LEGAL DESCRIPTION OF PROPERTY:

Street Address 2 Tiger Lilly Lane, Marion

City/State & Zip Marion

Assessor's Tract No.(s) _____ Lot No.(s) 4A of the Amended Plat of Lot 4 of Montana Dreams

Section 27 Township 27N Range 24W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____

APR 03 20

The Owner/Applicant proposes a two lot residential subdivision.

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 48.976 ac
Total Acreage in Lots 48.976 acres Minimum Size of Lots or Spaces 16.010 ac
Total Acreage in Streets or Roads n/a Maximum Size of Lots or Spaces 32.968 ac
Total Acreage in Parks, Open Spaces and/or Common Areas n/a.

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family X (2 Lots) Townhouse Mobile Home Park
Duplex Apartment Recreational Vehicle Park
Commercial Industrial Planned Unit Development
Condominium Multi-Family Other

APPLICABLE ZONING DESIGNATION & DISTRICT: None

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL,
WHITEFISH, OR COLUMBIA FALLS?** No

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$10,000.00 per acre

IMPROVEMENTS TO BE PROVIDED:

Roads: X Gravel X Paved Curb Gutter Sidewalks Alleys Other
*** Water System:** X Individual Shared Multiple User Public
*** Sewer System:** X Individual Shared Multiple User Public
Other Utilities: Cable TV X Telephone X Electric Gas Other
Solid Waste: Home Pick Up Central Storage X Contract Hauler Owner Haul
Mail Delivery: Central Individual School District: Marion/Kalispell
Fire Protection: Hydrants Tanker Recharge Fire District: Marion (on a portion)
Drainage System: On-site

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

PROPOSED EROSION/SEDIMENTATION CONTROL: As needed

VARIANCES: ARE ANY VARIANCES REQUESTED? No (yes/no)
(If yes, please complete the information on page 3)

SECTION/REGULATION OF REGULATIONS CREATING HARDSHIP: _____

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE OF REGULATIONS: _____

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH ABOVE REGULATIONS: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self-imposed.
3. The variance will not cause a substantial increase in public costs, now or in the future.
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:

**Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.


Applicant Signature

31 March 2020
Date


Owner(s) Signature (all owners must sign)

31 Mar. 2020
Date


Owner(s) Signature (all owners must sign)

31 March 2020
Date